

LEGEND

	FOUND SURVEY MONUMENT, AS NOTED		VERTICAL BOARD FENCE
	FOUND PROPERTY CORNER, AS NOTED		HOGWIRE FENCE
	FOUND NAIL AND WASHER, AS NOTED		CHAINLINK FENCE
	SEWER MANHOLE		CONIFER TREE
	STORM MANHOLE		DECIDUOUS
	FIRE HYDRANT		CEDAR
	WATER VALVE		FIR
	WATER METER		PINE
	HOSE BIB		ALDER
	GAS VALVE		OAK
	UTILITY POLE		SEWER PIPE
	GUY ANCHOR		STORM PIPE
	POWER VAULT		WATER PIPE
	COMMUNICATIONS PEDESTAL		GAS LINE
	MAILBOX		OVERHEAD POWER LINE
	ROCKERY		UNDERGROUND POWER LINE
	FLOWLINE VERTICAL CURB		EDGE OF ASPHALT
	FLOWLINE EXTRUDED CURB		FENCE

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE BENCHMARK 1046. 2" ALUMINUM CAP ON WEST SIDE OF BELLEVUE WAY SE STAMPED "1046" ELEVATION: 87.49

SITE BENCHMARK

CITY OF BELLEVUE MONUMENT BEL593. ELEVATION: 88.35

BASIS OF BEARINGS

WA COORDINATE SYSTEM NAD83(2011) NORTH ZONE N19°26'50"W BETWEEN THE TWO MONUMENTS IN THE CENTERLINE OF BELLEVUE WAY SE.

REFERENCES

- SURVEY FOR KFC-1 LLC RECORDED UNDER RECORDING NUMBER 20170929900015.
- CITY OF BELLEVUE SHORT PLAT 05-127121 RECORDED UNDER RECORDING NUMBER 20070503900008.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 11TH STREET, AS THE SAME EXISTED ON MAY 22, 1953, WITH THE NORTHEASTERLY LINE OF LAKE WASHINGTON BOULEVARD ROAD NO. 1488;
THENCE EAST ALONG THE SAID SOUTH LINE 363.00 FEET;
THENCE DUE SOUTH 330.24 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SUBDIVISION;
THENCE WEST ALONG SAID SOUTH LINE 100.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE DUE NORTH 91.00 FEET;
THENCE WESTERLY TO A POINT ON THE EASTERLY LINE OF LAKE WASHINGTON BOULEVARD DISTANT 81.25 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHERLY LINE OF THE NORTH QUARTER OF SAID SUBDIVISION;
THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE 81.25 FEET;
THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH QUARTER OF SAID SUBDIVISION 138.74 FEET TO THE TRUE POINT OF BEGINNING.

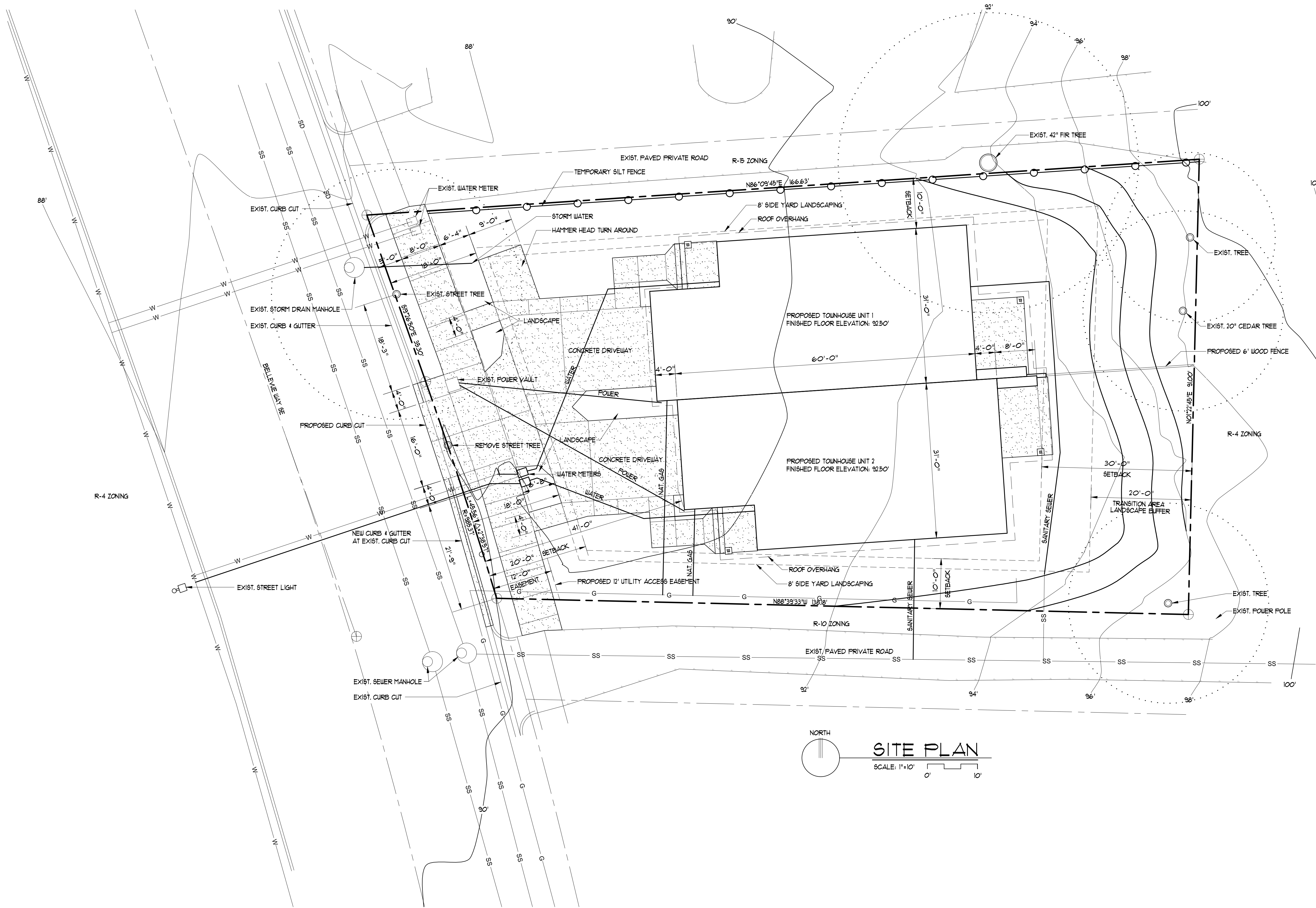
RESTRICTIONS

- THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9812200938 (RE-RECORDED UNDER RECORDING NO. 201707270101075) AND 2011222000589. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT GRANTED TO THE CITY OF BELLEVUE FOR SIDEWALK, UTILITIES, LANDSCAPING AND SLOPES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8503200192. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 20170929900015. (NOTED HERE)

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT 4244-2997651 DATED MARCH 7, 2018. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND WHOLLY BY THE REFERENCED FIRST AMERICAN TITLE COMMITMENT 4244-2997651. CORE DESIGN, INC. HAS RELIED SOLELY ON FIRST AMERICAN TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 11, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2018.
- PROPERTY AREA = 12,771± SQUARE FEET (0.2932± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

DATE: 5-14-2018		DESIGNED: DTS		DRAWN: DTS		APPROVED: ROBERT D. WEST, PLS		JOSHUA P. BEARD, LLA		PROJECT MANAGER	
SHEET 1		OF 1		PROJECT NUMBER 18108							
BOUNDARY/TOPOGRAPHIC SURVEY BELLEVUE WAY DUPLEX ANAIYAH HOMES, LLC 1402 LAKE TAPPS PARKWAY SE AUBURN, WA 98002						CORE DESIGN ENGINEERING • PLANNING • SURVEYING 14711 NE 29th Place, #101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963					
NO. 1						REVISIONS					
DATE											

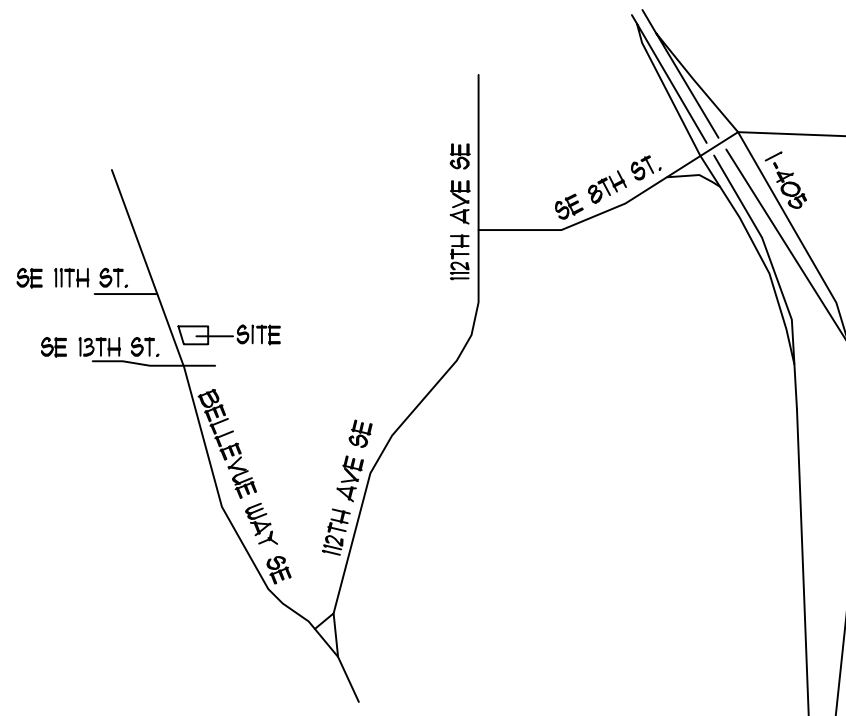


NORTH
SITE PLAN
SCALE: 1"=10'
0' 10'

PROJECT DATA

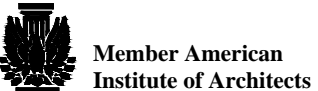
BUILDING CODE: 2015 IRC
OCCUPANCY: R-3, TWO RESIDENTIAL DWELLING UNITS
CONSTRUCTION: V3
NOT SPRINKLERED
ZONING: R-10
ADDRESS: 1124 BELLEVUE WAY SE
BELLEVUE, WASHINGTON 98004
PARCEL NO.: 083409-9066
LOT AREA: 11864 SF. (AFTER 12' FRONTAGE DEDICATION)
NORTH UNIT 1:
MAIN FLOOR AREA: 1372 SF.
UPPER FLOOR AREA: 1739 SF.
TOTAL LIVING SPACE: 3111 SF.
GARAGE FLOOR AREA: 486 SF.
TOTAL BUILDING AREA: 3596 SF.
FRONT PORCH AREA: 54 SF.
COVERED PATIO AREA: 155 SF.
SOUTH UNIT 2:
MAIN FLOOR AREA: 1372 SF.
UPPER FLOOR AREA: 1739 SF.
TOTAL LIVING SPACE: 3111 SF.
GARAGE FLOOR AREA: 486 SF.
TOTAL BUILDING AREA: 3596 SF.
FRONT PORCH AREA: 54 SF.
COVERED PATIO AREA: 154 SF.
BUILDING LOT COVERAGE: 4133 SF. / 11864 SF. = 34.8%
IMPERVIOUS ROOF AREA, BOTH UNITS: 4495 SF.
IMPERVIOUS PAVEMENT & SIDEWALK AREA: 2260 SF.
TOTAL IMPERVIOUS AREA ON SITE: 6755 SF.

LEGAL DESCRIPTION: POR OF N 1/2 OF N 1/2 OF SE 1/4 OF NW 1/4 BEG AT INTRS OF S LN OF SE 11TH ST WITH NELY LN LAKE WASH BLVD TH E 363 FT TH S TO S LN OF SUBD TH W 100 FT TO TPOB TH N 91 FT TH WLY TO PT ON ELY LN OF BLVD 8125 FT NULY OF S LN OF SUBD TH SELY TO S LN OF SUBD TH E TO TPOB



VICINITY MAP
NTS

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BELLEVUE WAY TOWNHOUSES
1124 BELLEVUE WAY SE
BELLEVUE, WASHINGTON 98004

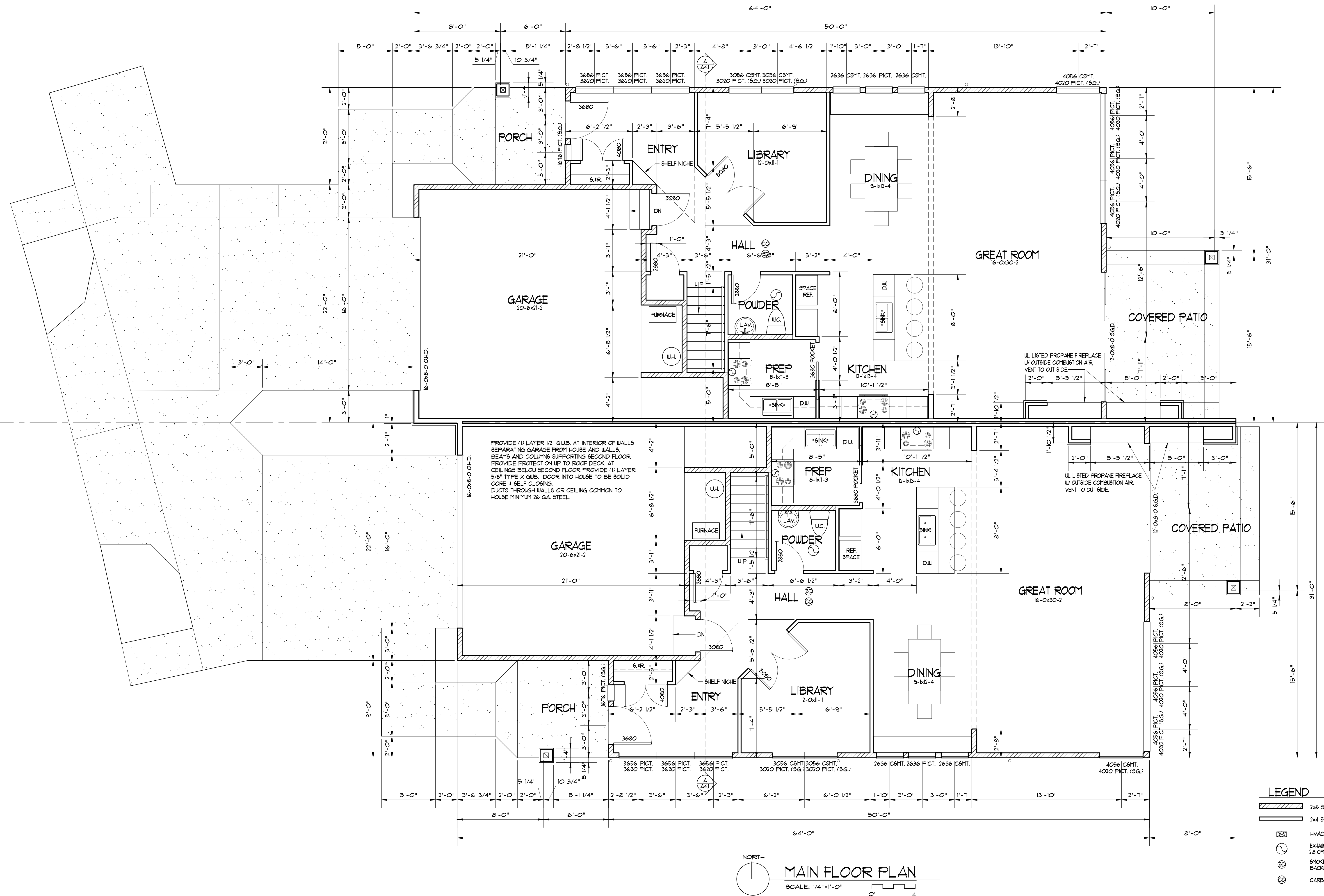
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ARCHITECT
Stephen Dorsey
STEPHEN ARTHUR DORSEY
STATE OF WASHINGTON

SITE PLAN

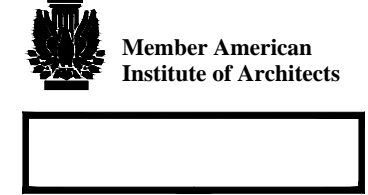
REVISION

DATE: 12 JULY 2018
PROJECT NO: 18-508
SHEET:

A1.1



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MAIN FLOOR PLAN

REVISION

DATE: 12 JULY 2018
PROJECT NO: 18-588
SHEET:

A2.1

- LEGEND
- 2x6 STUDS @ 16" O.C.
 - 2x4 STUDS @ 16" O.C.
 - HVAC FLOOR DIFFUSER
 - EXHAUST FAN 100 CFM VENT TO OUTSIDE
28 CFM/WATT MIN. EFFICACY
 - SMOKE DETECTOR, AC W/ BATTERY
BACKUP, INTERLINKED.
 - CARBON MONOXIDE DETECTOR

DOOR SCHEDULE

CALLOUTS	QUANTITY	SIZE	TYPE	NOTES
2668	4	2'-6"x6'-8"x1-3/8"	INTERIOR DOOR	
2668	3	2'-8"x6'-8"x1-3/8"	INTERIOR DOOR	
3068	4	3'-0"x6'-8"x1-3/8"	INTERIOR DOOR	
2880	2	2'-8"x8'-0"x1-3/8"	INTERIOR DOOR	
4068	1	4'-0"x6'-8"x1-3/8"	INTERIOR DOUBLE DOOR	
4080	1	4'-0"x8'-0"x1-3/8"	INTERIOR DOUBLE DOOR	
5080	1	5'-0"x8'-0"x1-3/8"	INTERIOR DOUBLE DOOR	
2468	POCKET	2'-4"x6'-8"x1-3/8"	INTERIOR POCKET DOOR	
3680	POCKET	3'-6"x6'-8"x1-3/8"	INTERIOR POCKET DOOR	
3680	EXT.	3'-6"x6'-8"x1-3/4"	EXTERIOR FRENCH DOOR	SAFETY GLASS
3080	EXT.	3'-0"x8'-0"x1-3/4"	EXTERIOR SOLID CORE DOOR	

NOTES:
EXTERIOR DOORS TO BE WEATHER STRIPPED, 1/4" THRESHOLD, U-VALUE+ 0.28 MAX.

WINDOW SCHEDULE

CALLOUTS	QUANTITY	SIZE	TYPE	NOTES
1616	PICT. (S.G.)	1	1'-6"x1'-6"	PICTURE SAFETY GLASS
2620	PICT. (S.G.)	2	2'-6"x2'-0"	PICTURE SAFETY GLASS
2636	PICT.	1	2'-6"x3'-6"	PICTURE
2636	CSMT.	2	2'-6"x3'-6"	CASEMENT
2656	CSMT. (S.G.)	2	2'-6"x5'-6"	CASEMENT SAFETY GLASS
2820	PICT.	2	2'-9"x2'-0"	PICTURE
2886	PICT.	2	2'-9"x5'-6"	PICTURE
3020	PICT. (S.G.)	4	3'-0"x2'-0"	PICTURE SAFETY GLASS
3056	CSMT.	4	3'-0"x5'-6"	CASEMENT
3620	PICT.	6	3'-6"x2'-0"	CASEMENT
3656	PICT.	6	3'-6"x5'-6"	PICTURE
4020	PICT. (S.G.)	13	4'-0"x2'-0"	CASEMENT SAFETY GLASS
4056	PICT.	8	4'-0"x5'-6"	PICTURE
4056	CSMT.	5	4'-0"x5'-6"	CASEMENT
12-0x8-0	S.G.D.	1	12'-0"x8'-0"	SLIDING GLASS DOOR SAFETY GLASS (4) PANEL

2020 SKYLIGHT 2 2'-0"x2'-0" SKYLIGHT
EXTERIOR DOORS:
3680 FRENCH 1 3'-6"x8'-0" FRENCH DOOR SAFETY GLASS

LO-E GLASS, ARGON FILLED
DOOR & WINDOW MAX. U VALUE: 0.28 AREA WEIGHTED AVERAGE
SKYLIGHT MAX. U VALUE: 0.90
AREA OF WINDOWS & SKYLIGHTS: 851.75 SF.
AREA OF EXTERIOR DOORS: 52 SF.

FENESTRATION AREA / FLOOR AREA: 909.75 / 3111 = 29.2%

INSULATION REQUIREMENTS PER 2015 WSEC
CEILINGS R-49

WALLS R-21

FLOORS R-38 (ENERGY CREDIT 1a)

WINDOWS & DOORS U-VALUE 0.28 AREA WEIGHTED AVERAGE (ENERGY CREDIT 1a)

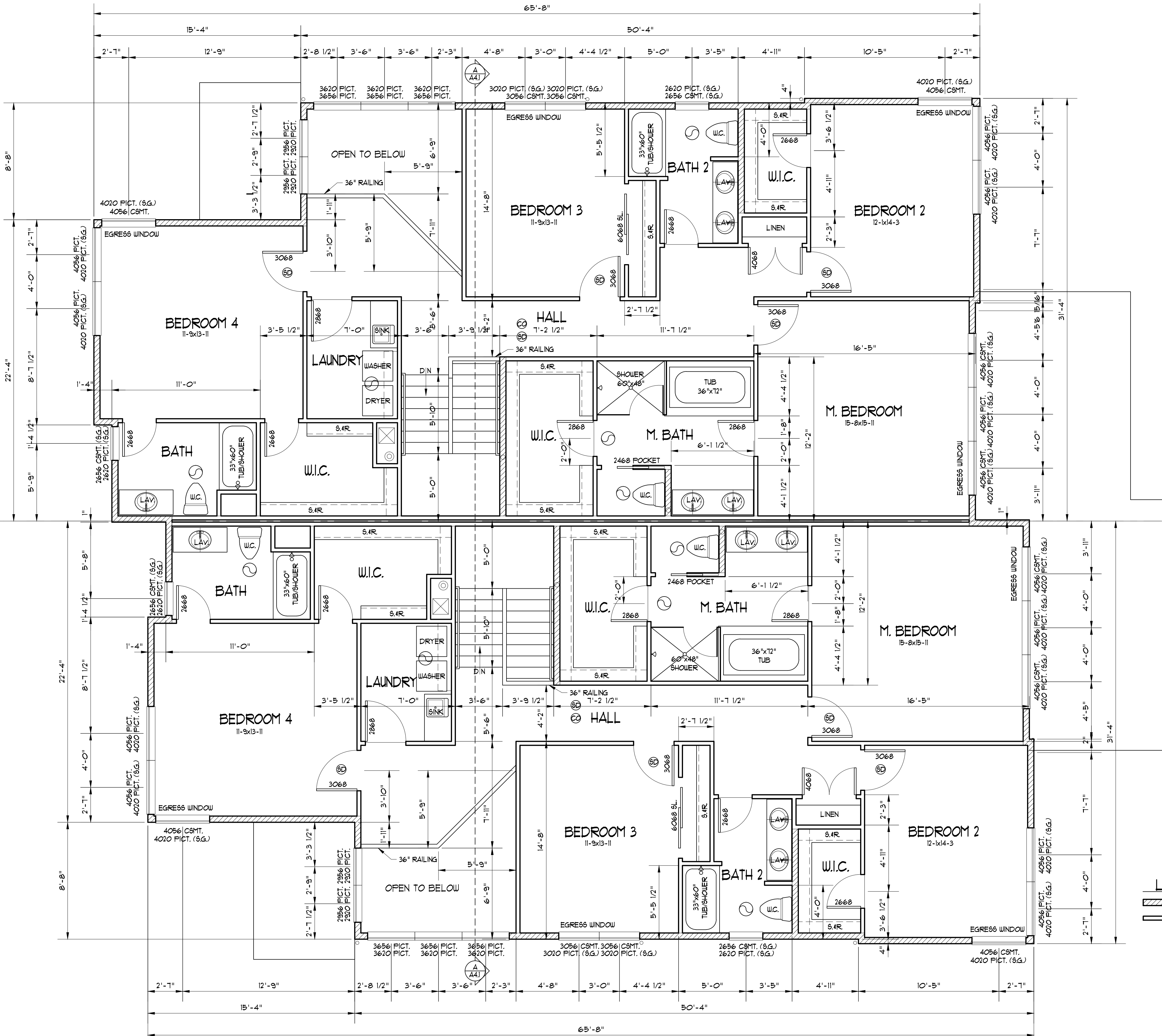
SKYLIGHT MAX. U VALUE: 0.90

2015 WASHINGTON STATE ENERGY CODE
TABLE 406.2 ENERGY CREDITS, 3.5 CREDITS REQUIRED
THE FOLLOWING ENERGY CREDIT OPTIONS ARE TO BE INCORPORATED INTO THIS HOUSE:

1a. EFFICIENT BUILDING ENVELOPE. R-38 INSULATION AT FLOORS.
VERTICAL FENESTRATION U-0.28 (EXTERIOR DOORS & WINDOWS)
3b. HIGH EFFICIENCY HVAC EQUIPMENT. AIR SOURCE HEAT PUMP WITH MINIMUM HSPF OF 9.0

5a. EFFICIENT WATER HEATING. ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

5c. ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS.



LEGEND

- 2x6 STUDS @ 16" O.C.
- 2x4 STUDS @ 16" O.C.
- HVAC FLOOR DIFFUSER
- EXHAUST FAN 100 CFM VENT TO OUTSIDE 28 CRYWATT MIN EFFICACY
- SMOKE DETECTOR AC W/ BATTERY BACKUP, INTERLINKED.
- CARBON MONOXIDE DETECTOR

EGRESS WINDOW NOTE
PROVIDE AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE FROM BASEMENTS AND FROM EVERY ROOM USED FOR SLEEPING PURPOSES. WINDOW OPENINGS TO BE 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT, 5.7 SQ. FT. MINIMUM OPENING AREA, AND 44" MAXIMUM SILL HEIGHT OF OPENING ABOVE THE FINISHED FLOOR.

ALL OPERABLE WINDOWS LOCATED OVER 6" ABOVE EXTERIOR GRADE TO HAVE 24" MINIMUM SILL HEIGHT OF OPENING ABOVE FINISHED FLOOR.

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Member American
Institute of Architects

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UPPER FLOOR PLAN

REVISION

DATE: 12 JULY 2018

PROJECT NO: 18-588

SHEET:

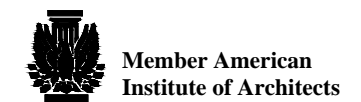
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EXTERIOR COLOR SCHEDULE		
CALLOUTS	COLOR	
METAL SIDING	AEP 5/8" MINI-V-BEAM	COOL ZACTIQUE II
METAL FLASHING		BLACK
PORCELAIN TILE	M81 STONE "ANTARES COLLECTION"	SATURN COAL
WINDOW FRAMES	MARVIN INTEGRITY "ULTREX"	EBONY
PAINT COLOR 1	SHERWIN WILLIAMS	SW 1083 GAINLET GRAY
PAINT COLOR 2	SHERWIN WILLIAMS	SW 1093 GAINLET GRAY
PAINT COLOR 3	SHERWIN WILLIAMS	PAINT MATCH WINDOW FRAMES
WOOD RAINSCREEN	5/4x6 IPE RAINSCREEN SIDING W/ CONCEALED FASTENERS	
	SEAL ENDS W/ END GRAIN WOOD SEALER	



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EXTERIOR
ELEVATIONS

REVISION

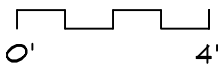
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EAST ELEVATION

SCALE: 1/4"=1'-0"



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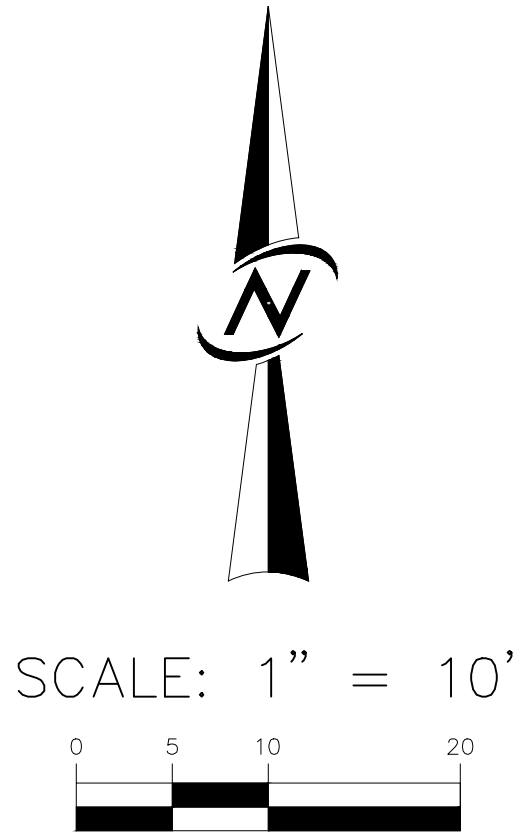
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EXTERIOR
ELEVATIONS

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A3.2



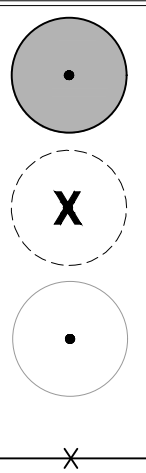
SCALE: 1"=10'

TREE TO REMAIN

TREE TO REMOVE

OFFSITE TREE

TREE PROTECTION FENCING



TREE #	SPECIES	WEIGHTED (DBH, INCHES)	TREE TO BE RETAINED	INCHES RETAINED
8075	Oak	16	1	16
8076	Oak	15		
8083	Pine	21	1	21
8170	Cedar	18	1	18
8171	Alder	4.5	1	4.5

TOTALS:	74.5	4	59.5
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ON-SITE HEALTHY SIGNIFICANT TREES:	5
ON-SITE SIGNIFICANT WEIGHTED TREE DIAMETER INCHES:	74.5
ON-SITE SIGNIFICANT TREES TO BE REMOVED:	1
ON-SITE SIGNIFICANT WEIGHTED TREE DIAMETER INCHES TO BE REMOVED:	15 (20%)
TOTAL ON-SITE SIGNIFICANT TREES TO REMAIN:	4
TOTAL ON-SITE WEIGHTED TREE DIAMETER INCHES TO REMAIN:	59.5 (80%)



1. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THE LAW. THE CITY OF BELLEVUE REGULATES AND MANAGES TREE RETENTION DURING DEVELOPMENT THROUGH THE LAND USE CODE AND THE CLEARING AND GRADING CODE.
2. THE DESIGNATION OF TREES TO REMAIN IS BOUND BY THE SITE PLAN AND THE OWNER IS TO LEAVE ALL UNDISTURBED TREES AS SHOWN HEREON.
3. THE SITE PLAN IS CONSIDERED INCIDENTAL TO THE PRINCIPAL PROPERTY FOR PURPOSES SUCH AS THE PASSAGE OF TITLE, CONVEYANCE, OR INHERITANCE.
4. NO TREE REMOVAL SHALL BE ALLOWED, UNLESS REQUIRED BY A PUBLIC OR PRIVATE UTILITY COMPANY, OR THE CITY, AND REVIEWED APPROVED BY THE CITY, WITH THE EXCEPTION OF AN ACT OF GOD. ANY TREE TOPPING, TREE CUTTING SHALL ABIDE BY THE METHODS DESCRIBED IN THE GUIDE FOR ESTABLISHING VALUE OF TREES AND OTHER PLANTS, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. NO CONSTRUCTION, CLEARING OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIPLINE OF ANY TREE AS SHOWN HEREON, UNLESS REQUIRED OR APPROVED BY THE CITY.
6. ACTIVITIES IN VIOLATION ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS.
7. WORK WITHIN DRIPLINE OF SAVED TREES SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
8. POST INSURANCE SURVEYS MAY BE REQUIRED FOR STRUCTURES THAT RESULT IN LOT COVERAGE BY STRUCTURE, IMPERVIOUS SURFACE, HARDSCAPE, AND/OR GREENSPACE WITHIN 2% OF THE MAXIMUM ALLOWED OF THE UNDERLYING ZONE.

PRE-CONSTRUCTION SITE PREPARATION PHASE
STAKE EQUIPMENT AWAY FROM TREES AND VEGETATION THAT IS REMAINED SO THAT EXISTING PLANTS AND THEIR ROOTS ARE PROTECTED. FENCE OFF WITH CHAIN LINK OR POLYESTER FENCING ALL ENTRY AND EXIT ROUTES. WHEN PLANNING ROUTES, AVOID UTILITY ACCESS CORRIDORS.

STAKE AND FLAG CLEARING AND DRAINAGE SYSTEMS SHALL FROM DAMAGE UNLESS PLANS CALL FOR RENOVATION OF SUCH SYSTEMS.
STAKE AND FLAG CLEARING LIMITS AND TREE PROTECTION TO BE VERIFIED AND APPROVED BY THE CITY'S CLEARING AND GRADING INSPECTOR AT THE REQUIRED PRECONSTRUCTION MEETING.

PROJECTLY MONITOR WILL SUPERVISE AND VERIFY THE FOLLOWING TREE PROTECTION MEASURES ARE IN PLACE AND COMPLY WITH THE APPROVED TTP:

A 6" LAYER OF COARSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE TREE PROTECTION ZONE (TPZ) OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUNK.

TREES THAT HAVE BEEN IDENTIFIED IN THE SITE INVENTORY AS POSING A HEALTH OR SAFETY RISK MAY BE REMOVED OR PRUNED BY NO MORE THAN ONE-THIRD, SUBJECT TO APPROVAL OF THE REQUIRED PERMIT BY THE CITY OF BELLEVUE. PRUNING OF EXISTING LIMBS AND ROOTS SHALL OCCUR UNDER THE DIRECTION OF THE PROJECT ARBORIST.

TRUNK PROTECTION FENCING OF 6" CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE TPZ OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE TPZ IF AUTHORIZED BY THE CLEARING AND GRADING INSPECTOR AND THE PROJECT ARBORIST BUT NOT CLOSER THAN 2' FROM THE TRUNK OF THE TREE. FENCING POSTS SHALL BE 1.5" IN DIAMETER AND ARE TO BE DRIVEN 2' INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'.

TREE PROTECTION FENCING SHALL HAVE A WARNING SIGNS PROMINENTLY INSTALLED ON EACH FENCE AT 20-FOOT INTERVALS. THE SIGN SHALL BE A MINIMUM 8.5-INCHES X 11-INCHES AND CLEARLY STATE: "WARNING - TREE PROTECTION ZONE"

MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS MAY BE SUBSTITUTED FOR "FIXED" FENCING IF THE PROJECT ARBORIST AND CITY STAFF AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST AND CITY STAFF.

SHOULD TEMPORARY ACCESS INTO THE TPZ BE APPROVED, AN ADDITIONAL 3" LAYER OF GRAVEL AND ¾" PLYWOOD SHALL BE PLACED OVER THE CRZ.

CONSTRUCTION PHASE
DURING THE CONSTRUCTION PHASE, ENSURE THE TPP IS BEING FOLLOWED AND REPORT ANY CONFLICTS OR DEVIATIONS TO THE CITY OF BELLEVUE CLEARING AND GRADING INSPECTOR. MONITOR CONSTRUCTION ACTIVITIES THAT REQUIRE ENCROACHMENT WITHIN THE TPZ, SUCH AS GRADING OR TRENCHING.

AVOID THE FOLLOWING CONDITIONS:

1. ALLOWING RUN OFF OR SPILLAGE OF DAMAGING MATERIALS INTO THE APPROVED TPZ.
2. STORING CONSTRUCTION MATERIALS OR PORTABLE TOILETS, STOCKPILING OF SOIL, OR PARKING OR DRIVING VEHICLES WITHIN THE TPZ.
3. CUTTING, BREAKING, SKINNING, OR BRUISING ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE PROJECT ARBORIST.
4. DISCHARGING EXHAUST INTO POLJACE.
5. SECURING CABLE, CHAIN, OR ROPE TO TREES OR SHRUBS.
6. TRENCHING, DIGGING, TUNNELING OR OTHERWISE EXCAVATING WITHIN THE CRZ OR TPZ OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE PROJECT ARBORIST.

PERIODICALLY INSPECT DURING CONSTRUCTION - AT FOUR-WEEK INTERVALS - TO ASSESS AND MONITOR THE EFFECTIVENESS OF THE TPP AND PROVIDE RECOMMENDATIONS FOR ANY ADDITIONAL CARE OR TREATMENT. MORE FREQUENT MAY BE REQUIRED BASED ON THE TPP.

THE FOLLOWING ACTIVITIES SHOULD BE OBSERVED AND INSPECTED BY THE PROJECT ARBORIST DURING THE CONSTRUCTION PHASE TO ENSURE COMPLIANCE WITH THE APPROVED TPP:

2. IN ORDER TO AVOID INJURY TO THE TRENCH, WHEN A TRENCHING MACHINE IS BEING USED OUTSIDE OF THE TYPICAL TRENCH, AND ROOTS ARE ENCOUNTERED SMALLER THAN 2" IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO THE TREES SHALL BE HAND TRENCHED, MAKING CLEAR, CLEAN CUTS THROUGH THE ROOTS. ALL DAMAGED, TORN AND CUT ROOTS SHALL BE GIVEN A CLEAN CUT TO REMOVE RAGGED EDGES, WHICH PROMOTE DECAY. TRENCHES SHALL BE FILLED WITHIN 24 HOURS, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREES SHALL BE KEPT SHAD WITH FOUR LAYERS OF DAMPENED, UNTREATED BURLAP, WETTED AS MUCH AS POSSIBLE. THE TRENCHES SHALL BE REPAIRED WITHIN 30 DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRENCHES TO BE IMMEDIATELY TO THE PROJECT ARBORIST, WHO WILL DECIDE WHETHER THE CONTRACTOR MAY CUT THE ROOT AS MENTIONED ABOVE OR SHALL EXCAVATE BY HAND OR WITH COMPRESSED AIR UNDER THE ROOT. ALL EXPOSED ROOTS ARE TO BE PROTECTED WITH DAMPENED BURLAP.
3. ROUTE PIPES OUTSIDE OF THE TYPICAL OF A PROTECTED TREE TO AVOID CONFLICT WITH ROOTS. WHERE IT IS NOT POSSIBLE TO REROUTE PIPES OR TRENCHES, BORE OR TUNNEL BENEATH THE TYPICAL OF THE TREE. THE BORING SHALL TAKE PLACE NOT LESS THAN 3' BELOW THE SURFACE OF THE SOIL. IN ORDER TO AVOID ENCOUNTERING "FEEDER" ROOTS. ALL BORING EQUIPMENT MUST BE STAGED OUTSIDE OF THE TREE CANOPY.
4. ALL GRADE CHANGES ADJACENT TO THE TYPICAL OF A SIGNIFICANT TREE SHALL BE SUPERVISED BY THE PROJECT ARBORIST. CUTS OR FILLS OF SOIL THAT ARE ADJACENT TO THE TYPICAL WILL HAVE A RETAINING WALL SYSTEM DESIGNED IN CONSULTATION WITH THE PROJECT ARBORIST.
5. ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPORTED TO THE PROJECT ARBORIST AND CITY STAFF WITHIN SIX HOURS SO THAT REMEDIAL ACTION CAN BE TAKEN.
6. THE PROJECT ARBORIST SHALL BE RESPONSIBLE FOR THE PRESERVATION OF THE DESIGNATED TREES. SHOULD THE BUILDER FAIL TO FOLLOW THE TREE PRESERVATION OPERATIONS, IT SHALL BE THE RESPONSIBILITY OF THE PROJECT ARBORIST TO REPORT THE MATTER TO CITY STAFF AS AN ISSUE OF NON-COMPLIANCE.

POST-CONSTRUCTION
THE POST-CONSTRUCTION PHASE BEGINS WHEN THE EQUIPMENT LEAVES AND THE NEW TENANTS MOVE IN. IMPORTANT FOLLOW-UP MONITORING OF THE PROTECTED TREES WILL HELP ENSURE THEIR SURVIVAL AND IDENTIFY SIGNS OF EARLY STRESS.

THE APPLICANT SHALL ARRANGE WITH THE PROJECT ARBORIST FOR THE LONG-TERM CARE AND MONITORING OF PRESERVED TREES BY COMPLYING WITH THE FOLLOWING CONDITIONS:

4. REMOVAL OF WEEDS AND INVASIVE SPECIES
5. AERATION WHERE NECESSARY.
6. REMOVE, BY HAND, ALL SOIL AND ROOT PROTECTION MATERIAL, SUCH AS WOODCHIPS, GRAVEL AND PLYWOOD, FROM THE SURFACE OF THE SOIL.
7. PROVIDE FOR REVEGETATION OF THE EXPOSED SOIL BY METHODS SUCH AS AERATION OR VERTICAL MULCHING.
8. APPLY AT LEAST 1 INCH OF WATER PER WEEK BY DEEP WATERING IN THE ABSENCE OF ADEQUATE RAINFALL.
9. FERTILIZE TREES WITH SLOW RELEASED PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, AND OTHER MACRO- AND MICRO NUTRIENTS AS REQUIRED, BUT NOT AT LEAST ONE YEAR TO APPLY ANY NITROGEN.
10. FERTILIZE LIGHTLY WITH SLOW RELEASE NITROGEN AFTER 1 YEAR, AND THEN MAKE ANNUAL LIGHT NITROGEN APPLICATIONS FOR THE REMAINDER OF THE TREE'S LIFE.
11. INSPECT TREES ANNUALLY FOR AT LEAST 3 AND UP TO 5 YEARS AFTER CONSTRUCTION TO LOOK FOR CHANGES IN CONDITION AND SIGNS OF INFECTION OR DISEASE, AND TO DETERMINE MAINTENANCE NEEDS.
12. REMOVE TREES THAT ARE BADLY DAMAGED OR ARE IN IRREVERSIBLE DECLINE AS DETERMINED BY THE PROJECT ARBORIST AND CITY STAFF.
13. CONTINUE TO PROTECT NOT ONLY THE LARGE, ESTABLISHED TREES ON THE SITE BUT ALSO THOSE NEWLY PLANTED IN THE LANDSCAPE AS PER 20.02.05.020.
14. PROVIDE ANNUAL INSPECTION REPORTS TO THE CITY [3 YEARS].

7/31/2018 7:30 AM:2018.08.08 LANDSCAPE:FINAL SHEETS L2.01.DWG

LANDSCAPE PLAN

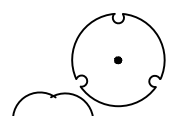

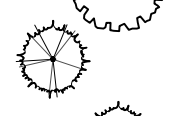

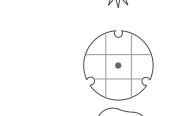
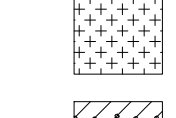
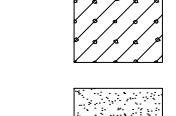
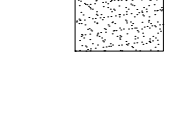

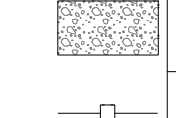
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PLANTING SPECIFICATIONS







- PART 1 - GENERAL**
- 1.1 SCOPE OF WORK**
- A. THE WORK OF THIS SECTION INCLUDES ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR: FINISH GRADING, TOPSOIL PLACEMENT AND SOIL PREPARATION, PLANTING OF TREES, SHRUBS, GROUNDCOVERS AND ACCENT PLANTINGS, MULCHING, SEEDING AND SODDING, PROTECTION, GUARANTEE AND REPLACEMENT, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED.
- 1.2 INSPECTION**
- A. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL OF THE OWNER. REPAIR AND/OR REPLACE ITEMS AS DIRECTED BY OWNER AT NO ADDITIONAL COST. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE LANDSCAPE ARCHITECT WHEN A SITE REVIEW IS DESIRED.
- B. THE FOLLOWING SITE REVIEWS ARE REQUIRED, AND SHALL BE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE:
1. ROUGH GRADES: PRIOR TO PLACEMENT OF TOPSOIL OR SOIL AMENDMENTS
2. FINISH GRADES: PRIOR TO ANY PLANTING, SODDING OR SEEDING.
3. PLANT MATERIAL AND PLANT LOCATIONS: REVIEW AND ACCEPT MATERIAL ON SITE PRIOR TO INSTALLATION. REMOVE UNSATISFACTORY MATERIAL FROM THE SITE IMMEDIATELY.
4. REVIEW, ADJUST AND APPROVE PLANT LOCATIONS PRIOR TO INSTALLATION.
- C. PROVISIONAL REVIEW (PUNCH LIST): UPON COMPLETION OF ALL PLANTING AND ALL OTHER WORK REQUIRED UNDER THIS CONTRACT, THE CONTRACTOR SHALL REQUEST A PROVISIONAL REVIEW.
- D. FINAL REVIEW / ACCEPTANCE: UPON COMPLETION OF ALL PUNCH LIST ITEMS AND OTHER WORK REQUIRED UNDER THIS CONTRACT. DATE OF ACCEPTANCE SHALL ESTABLISH THE BEGINNING OF THE MAINTENANCE AND GUARANTEE PERIOD.
- 1.3 SUBMITTALS**
- A. SUBMIT ITEMS A, V, AND C WITHIN 30 DAYS OF AWARD OF BID.
- B. SUBMIT PLANT PROCUREMENT LIST(S) / EVIDENCE THAT ALL PLANT MATERIAL HAS BEEN SECURE.
- C. SUBMIT ONE ½ GAL. SAMPLE OF PROPOSED IMPORTED TOPSOIL (IF USED IN LIEU OF ON-SITE SOIL).
- D. SUBMIT TOPSOIL LAB TEST RESULTS AND RECOMMENDATIONS.
- E. SUBMIT RECORD DRAWINGS, REPRODUCIBLE PRINT SHOWING SITE DEVELOPMENT REVISIONS, SUCH AS NEW SIDEWALK PATH / PATH / FENCE / SITE LIGHTING LOCATIONS, AND MAJOR VARIATIONS IN PLANTING TYPES OR AREAS, SUCH AS CHANGE IN SPECIES FOR STREET TREE PLANTINGS AND/OR FOUNDATIONS.
- 1.4 PROTECTION**
- A. SAVE AND PROTECT ALL SURROUNDING WORK AND VEGETATION TO BE RETAINED ON SITE. DO NOT DISTURB AREA OUTSIDE LIMITS OF NEW WORK. ERECT CONSTRUCTION FENCING AND FLAG AREAS AROUND VEGETATION TO BE SAVED TO PREVENT INTRUSIONS INTO AREA. MAINTAIN ON SITE VEGETATION DURING CONSTRUCTION. STORE NO MATERIALS IN AREAS WHERE VEGETATION IS BEING RETAINED. KEEP ALL EQUIPMENT OUTSIDE OF TREE DRIP ZONES.
- 1.5 REPAIR**
- A. DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO CURBS, PAVING, LIGHTING, AND STRUCTURES TO SATISFACTION OF OWNER, AT NO ADDITIONAL COST.
- 1.6 GUARANTEE / MAINTENANCE**
- A. GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER. GUARANTEE LAWNS UNTIL LAWN IS SOLID / FULL WITH NO BARE AREAS OVER 3" SQUARE. WEEDS ARE GONE AND ACTIVE VIGOROUS GROWTH IS EVIDENT. GUARANTEE ROUGH SEEDING AND EROSION CONTROL. SEEDING AREAS UNTIL GRASS AREAS ARE FILLED WITH NO BARE SPOTS OVER 10" SQUARE. MAINTAIN ALL PLANTING AND SODDED / SEEDING AREAS UNTIL FINAL ACCEPTANCE OF ENTIRE JOB. DURING THE GUARANTEE PERIOD, ALL DEAD, DYING, DISEASED, BROKEN OR STOLEN PLANT MATERIALS SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. USE SPECIFIED PLANTS AND PLANT AS SPECIFIED. GUARANTEE REPLACEMENT PLANTS UNTIL ACTIVE, HEALTHY GROWTH IS EVIDENT. DURING GUARANTEE PERIOD, CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANTS DESTROYED BY VANDALISM OR ACCIDENTS CAUSED BY VEHICLES OTHER THE CONTRACTOR'S, OR ACTS OF GOD, PROVIDED THAT THE CONTRACTOR HAS EXERCISED DUE CARE TO PROTECT WORK.
- 1.7 PRODUCT STORAGE / EROSION CONTROL**
- A. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE EROSION CONTROL MEASURES TO ENSURE SOILS IMPORTED OR DISTURBED BY THE CONTRACTOR DO NOT BECOME INTERBORNE.
- B. CONTRACTOR SHALL NOT STORE, EITHER TEMPORARY, OR FOR LONG TERM, ANY SOILER MULCH MATERIAL COVERED NIGHTLY OR AT ALL TIMES DURING RAINFALL.
- C. CONTRACTOR SHALL SWEEP AND CLEAN ALL SURFACES DAILY TO REMOVE TOPSOIL AND MULCH, WASHING SURFACES WITH WATER IS NOT PERMITTED.

- PART 2 - MATERIALS**
- 2.1 PLANT MATERIALS**
- A. PLANTS SHALL BE WASHINGTON GRADE NO. 1, SIZE IN ACCORDANCE WITH AAN STANDARDS, HEALTHY, VIGOROUS, FREE FROM ALL DISEASE, PEST OR INJURY. DO NOT PRUNE OR TOP PRIOR TO DELIVERY TO SITE. INDICATES CONTAINER. SUBSTITUTIONS ARE STRONGLY DISCOURAGED, AND SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON SITE.
- 2.2 TOPSOIL**
- A. GENERAL CONDITION: USE IMPORTED, SCREENED SANDY LOAM RICH IN ORGANICS AS APPROVED, AND AMENDED PER SOILS LAB TEST RESULTS, OR USE PACIFIC TOPSOILS WINTER MIX, SUBJECT TO APPROVAL BY OWNER.
- B. REQUIRED CONDITION: AS SPECIFIED IN PLANS AND DETAILS (SEE SOIL SPECIFICATIONS HEREON)
- 2.3 PLANTING BACKFILL**
- A. GENERAL CONDITION: 25% EXISTING NATIVE SOIL, 50% NEW TOPSOIL, 25% ORGANIC COMPOST, 7/8" MINUMS. APPROVED COMPOST SOURCES: CEDAR GROVE, OR PACIFIC TOPSOILS COMP. MULCH, OR APPROVED EQUAL. MIX THOROUGHLY.
- B. REQUIRED CONDITION: (SEE SOIL SPECIFICATIONS HEREON FOR AREAS SPECIFIED IN PLANS AND DETAILS)
- 2.4 BARK MULCH**
- A. MEDIUM-FINE GROUND BARK FROM FIR OR HEMLOCK (NO PINE). MULCH ALL NEW PLANTING AREAS TO MIN. 2" COMPACTED DEPTH.
- 2.5 FERTILIZER**
- A. TREES AND SHRUBS: AGRIFORM TABS; 4 PER TREE, 2 PER SHRUB, 1 PER GROUNDCOVER PLUS 4 OZ. TRANSPLANTER PER TREE, 2 OZ. PER SHRUB.
- B. LAWN AREAS: PROVIDE BALANCED FORMULA APPROPRIATE TO AREA APPLIED AT THE RATE RECOMMENDED BY MANUFACTURER PRIOR TO SEEDING. SUBMIT CUT SHEET OF FERTILIZER COMPONENTS TO OWNER FOR APPROVAL.
- 2.6 HERBICIDE**
- A. APPLY PRE-EMERGENT HERBICIDE (CASORAN OR APPROVED EQUAL) TO ALL NEW PLANTING AREAS (EXCEPT BIGWAGONS, WATER QUALITY PONDS AND NATIVE AREAS) PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND RATE. NOTIFY OWNER'S REPRESENTATIVE 2 DAYS PRIOR TO APPLICATION, AND SAVE DELIVERY RECEIPTS FOR VERIFICATION, IF REQUESTED.
- 2.7 SOD**
- A. MATURE, THICK, #1 QUALITY TURF, FREE OF WEEDS, POA AND INSECT INFESTATIONS. BLEND OF PERENNIAL RYEGRASS AND OTHER SPECIES BEST SUITED FOR THE PACIFIC NORTHWEST, AS APPROVED.
- 2.8 SEEDDED LAWN TURF GRASS**
- A. 70% TURF TYPE PERENNIAL RYE COMPOSED OF 50% CITATION II AND 50% DERBY; 20% FINE FESCUES, 10% IMPROVED KENTUCKY BLUEGRASS; BY WEIGHT, ALL SEED MINIMUM 98% PURE AND 90% GERMINATION. SEED AT A RATE OF 8 LBS. / S.F. /
- PART 3 - INSTALLATION**
- 3.1 GENERAL**
- A. PRIOR TO STARTING WORK, CONTRACTOR AND HIS SITE FOREMAN SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH OWNER'S PROJECT MANAGER, SITE SUPERINTENDENT AND LANDSCAPE ARCHITECT.
- B. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS, SUBGRADES, DRAINAGE, AND OTHER SITE WORK, AND VERIFY THAT SITE WORK IS ACCEPTABLE FOR THE INSTALLATION OF THIS WORK. REPORT ALL UNACCEPTABLE CONDITIONS TO THE OWNER'S REPRESENT IMMEDIATELY.
- C. BEGINNING OF WORK ON PROJECT OR PROJECT PHASE INDICATES THE CONTRACTOR HAS ACCEPTED SUBGRADES AND OTHER EXISTING SITE CONDITIONS AS READY FOR THE WORK OF THIS CONTRACT, AND THAT THE OWNER WILL NOT BE CHARGED EXTRA COSTS DUE TO SITE CONDITION IMPACTS / CORRECTIONS BY THE CONTRACTOR.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	TEST
	3	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2" CAL. MIN.	AS SHOWN	FULL/WELL BRANCHED	
	14	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	1.5" CAL. MIN.	AS SHOWN	FULL/WELL BRANCHED	
	1	QUERCUS RUBRA	RED OAK	2" CAL. MIN.	AS SHOWN	FULL/WELL BRANCHED	
	21	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	6" HT. MIN.	AS SHOWN	MATCHED	
	9	THUJA OCCIDENTALIS 'JANED GOLD'	HIGHLIGHTS ARBORVITAE	6" HT. MIN.	AS SHOWN	MATCHED	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE/NW ADAPTIVE
	166	ATHYRIUM FILIZ-FEMINA	LADY FERN	1 GAL	18" O.C.	FULL & BUSHY	NATIVE
	6	BUXUS MICROPHYLLA 'GOLDEN TRIUMPH'	GOLDEN TRIUMPH BOXWOOD	3 GAL	36" O.C.	FULL & BUSHY	
	316	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	TRUE DWARF BOXWOOD	2 GAL	18" O.C.	MAINTAINED AT 18" HT.	
	96	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	BLUE OAT GRASS	2 GAL	18" O.C.	FULL & BUSHY	NW ADAPTIVE
	19	HYDRANGEA MACROPHYLLA	LARGELEAF HYDRANGEA	5 GAL	AS SHOWN	FULL & BUSHY	
	27	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL	48" O.C.	FULL & BUSHY	NATIVE
	55	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL	24" O.C.	FULL & BUSHY	NATIVE
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	
	129	ARCHOSTAPHYLOS UVA URSI	KINNICKINNICK	1 GAL	18" O.C.	TRIANGULATE SPACING	
	1,076	ARTEMISIA SCMDITIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	4" POT	12" O.C.	TRIANGULATE SPACING	
	1,270 SF	LAWN	PERENNIAL RYE/FESCUE BLEND	HYDROSEED	AS SHOWN	NORTHWEST ADAPTIVE	

AMENITY SCHEDULE

	QTY	FEATURE	NOTES
	625 SF	DECORATIVE ROCK	2'-3" MEXICAN BEACH PEBBLES
	373 LF	FENCE	SEE DETAIL 8, SHEET L2.31
	2	BUBBLER POTTERY	RE-CIRCULATING FOUNTAIN KIT, OR SIMILAR, WITH IN-GROUND RESERVOIR BELOW POTTERY. FINAL DESIGN T.B.D. BY OWNER
	74	24"x24" PAVER	SEE DETAIL 7, SHEET L2.31
	17	PATH LIGHT	MODEL PM, LED BOLLARD BY FX LUMINAIRE, OR SIMILAR.
	2	WATER LIGHT	MODEL LP, BY FX LUMINAIRE, OR SIMILAR.

LANDSCAPE NOTES

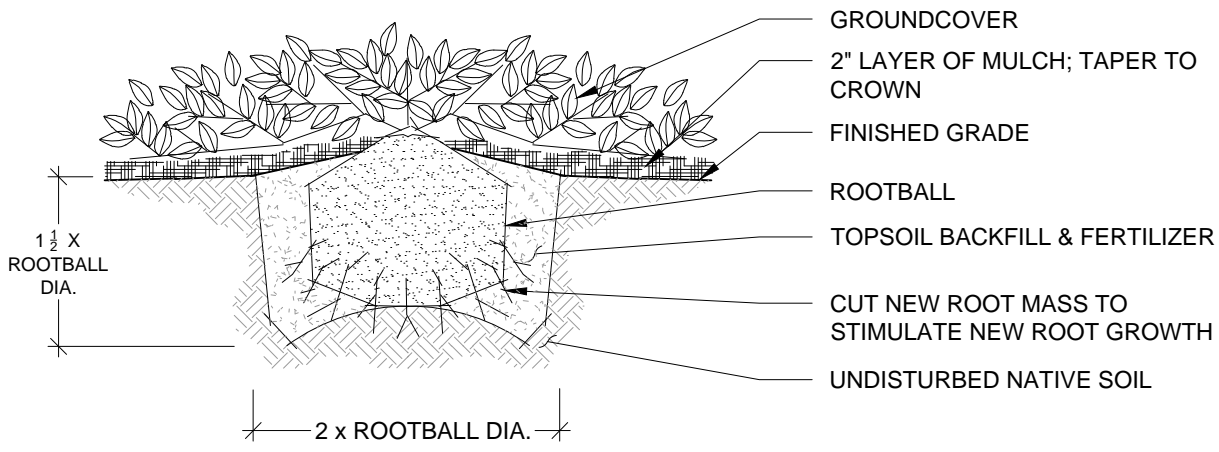
- ALL PROPOSED PLANTINGS SHALL MEET CITY OF BELLEVUE REQUIREMENTS.
- ALL LANDSCAPING TO BE INSTALLED PER LUC 20.20.520 REQUIREMENTS, INCLUDING ROOT BARRIERS FOR STREET TREES.
- PERIMETER BUFFER:
 - SHRUBS TO BE 42" AT TIME OF PLANTING
 - EVERGREEN TREES TO BE 10' AT THE TIME OF PLANTING
 - DECIDUOUS TREES TO BE 2' CALIPER AT TIME OF PLANTING

SCALE: 1" = 10'



LANDSCAPE PLAN
BELLEVUE WAY DUPLEX
ANAIYAH HOMES, LLC
1402 LAKE TAPPS PARKWAY SE
AUBURN, WA 98002

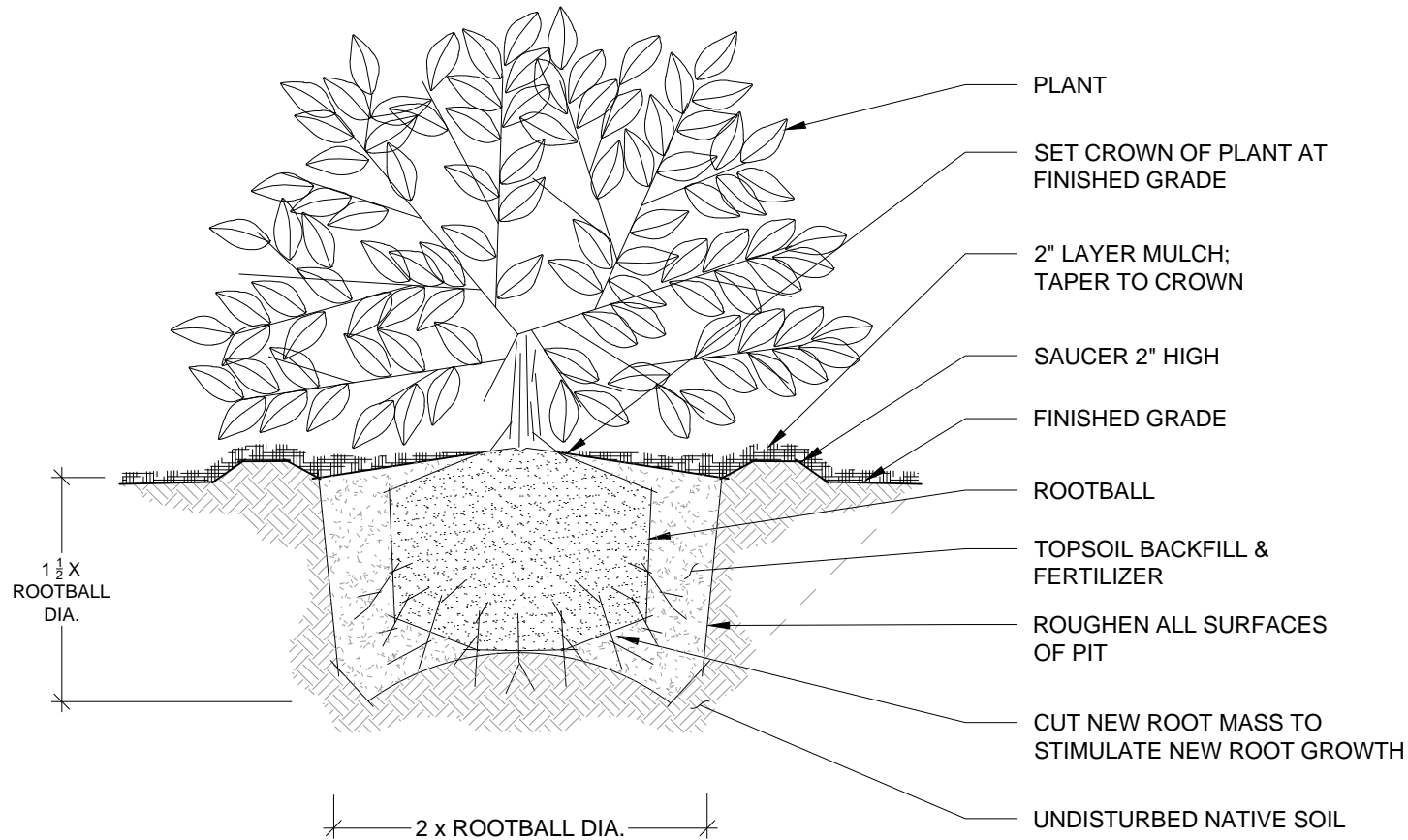
DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
JULY 2018	ELIZABETH CARREIRA		JOSHUA P. BEARD, P.L.L.C.	JOSHUA BEARD, P.L.A.
SHEET	OF			
L2.01	3			
PROJECT NUMBER 18108				



NOTE: FOR PLANT SPACING SEE DETAIL 6 HEREON.

1 DETAIL: GROUND COVER PLANTING

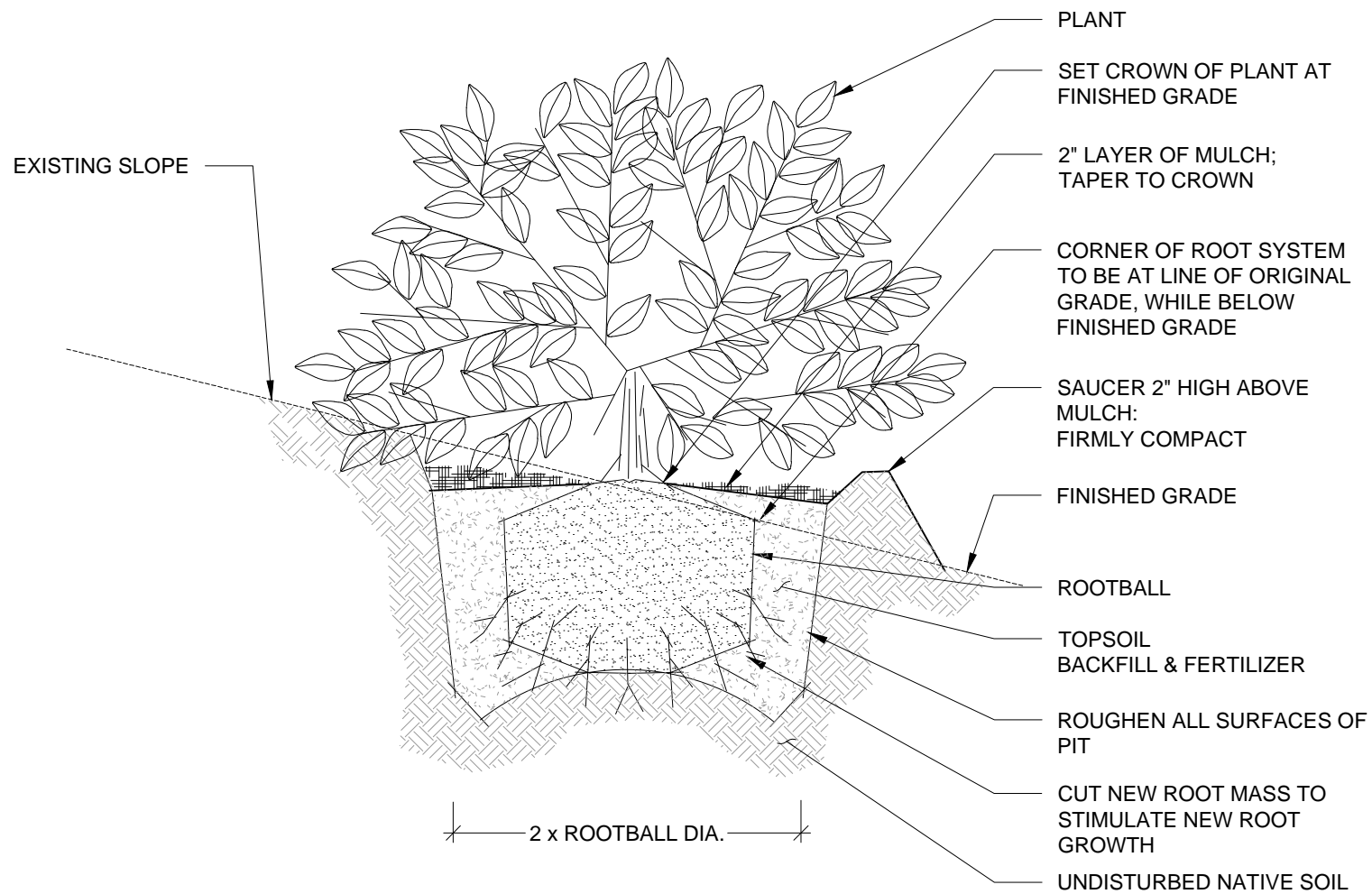
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NOTE: FOR PLANT SPACING SEE DETAIL 6 HEREON.

2 DETAIL: SHRUB PLANTING

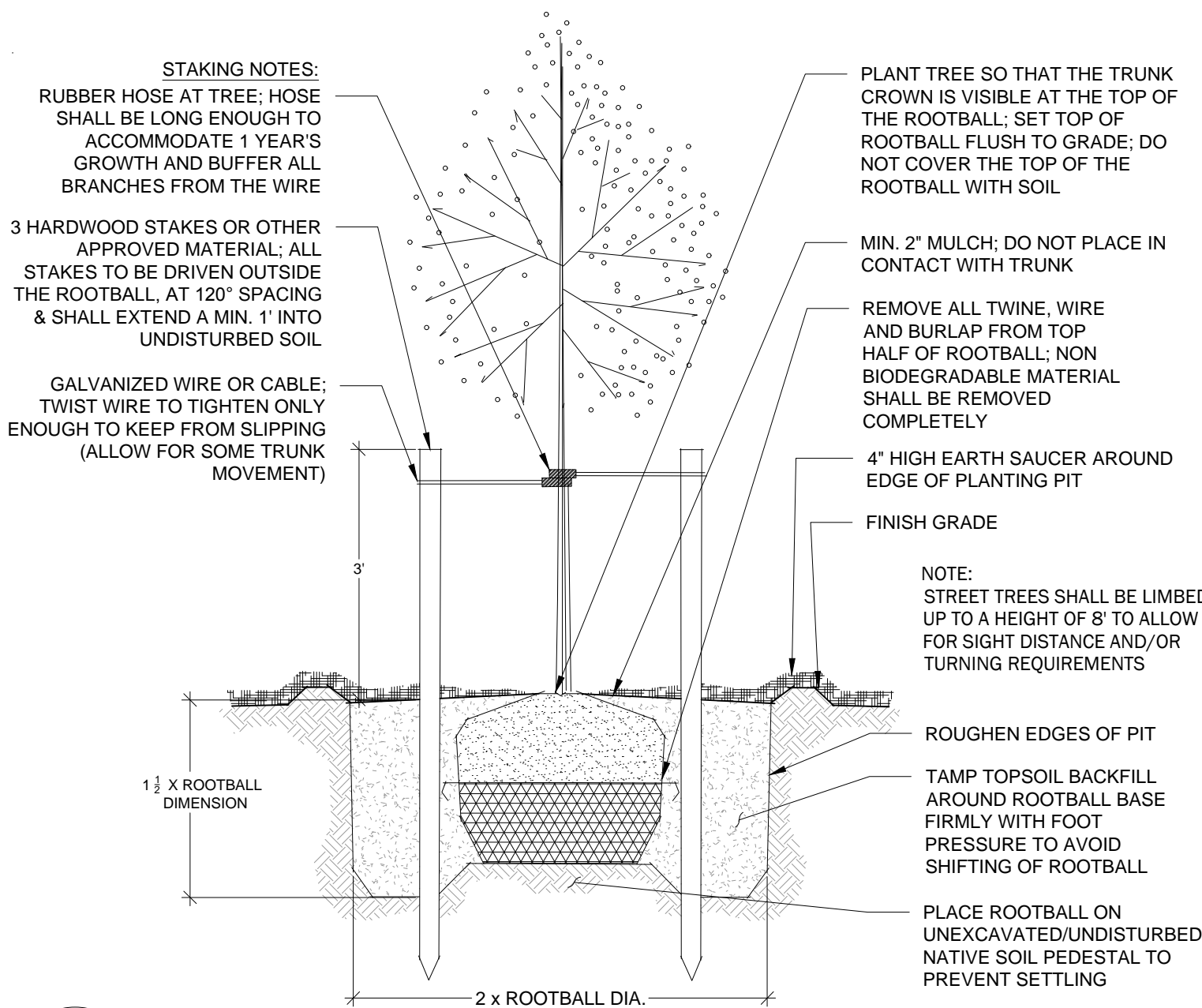
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NOTE: FOR PLANT SPACING SEE DETAIL 6 HEREON.

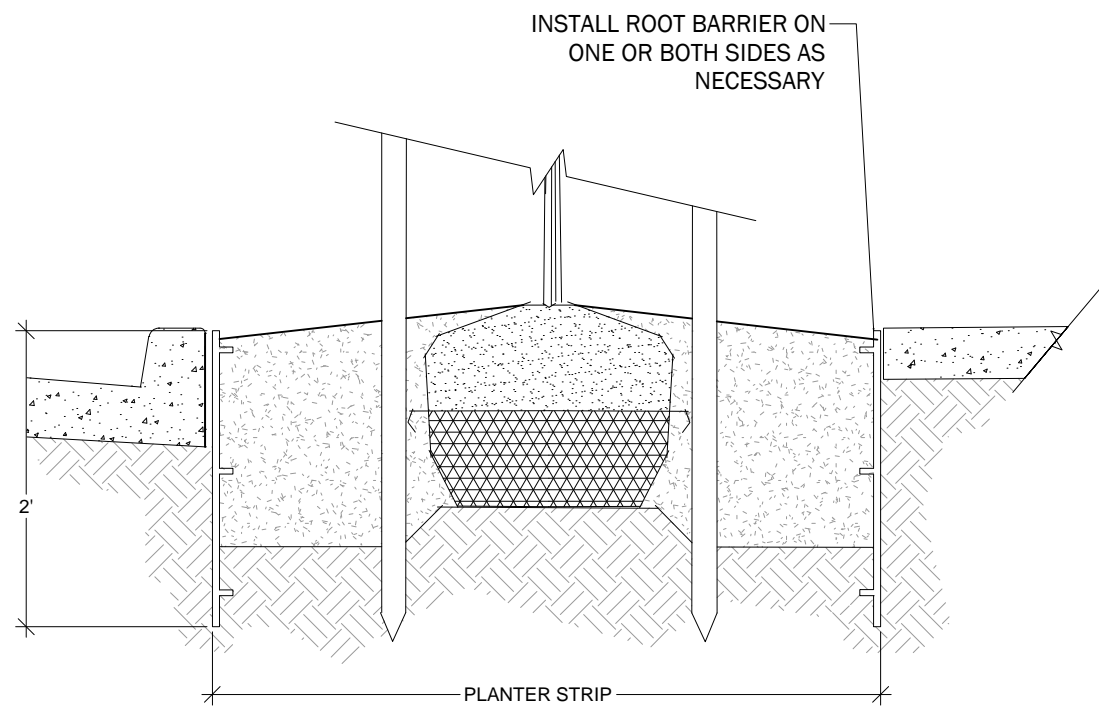
3 DETAIL: SLOPE PLANTING

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4 DETAIL: TREE PLANTING

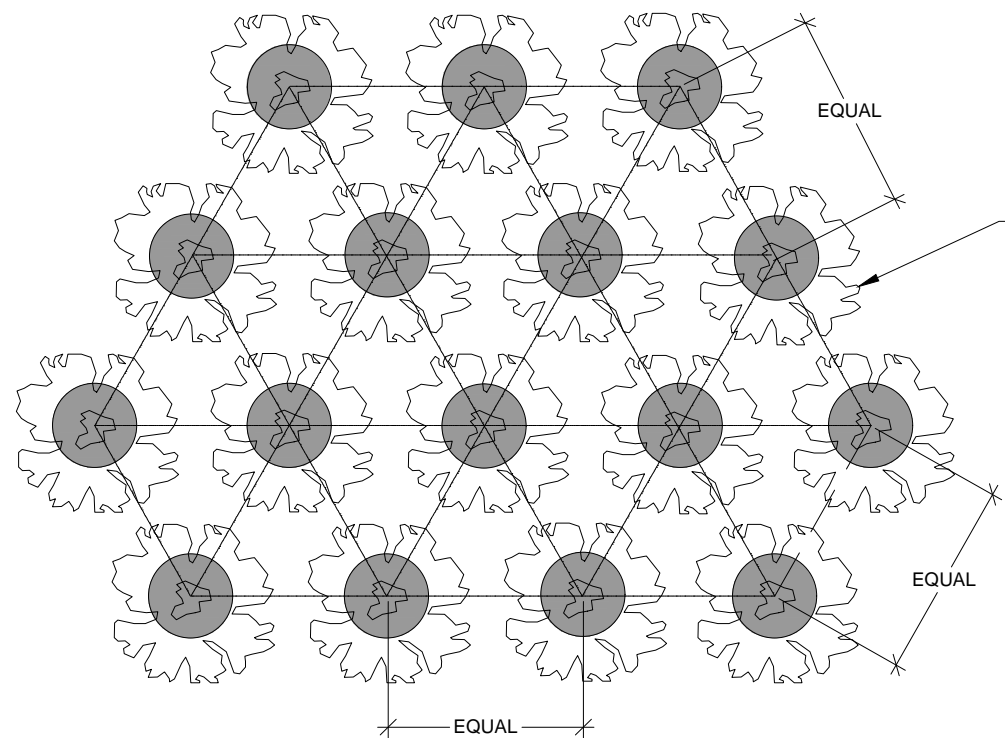
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- NOTES:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
 2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
 3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

5 DETAIL: ROOT BARRIER

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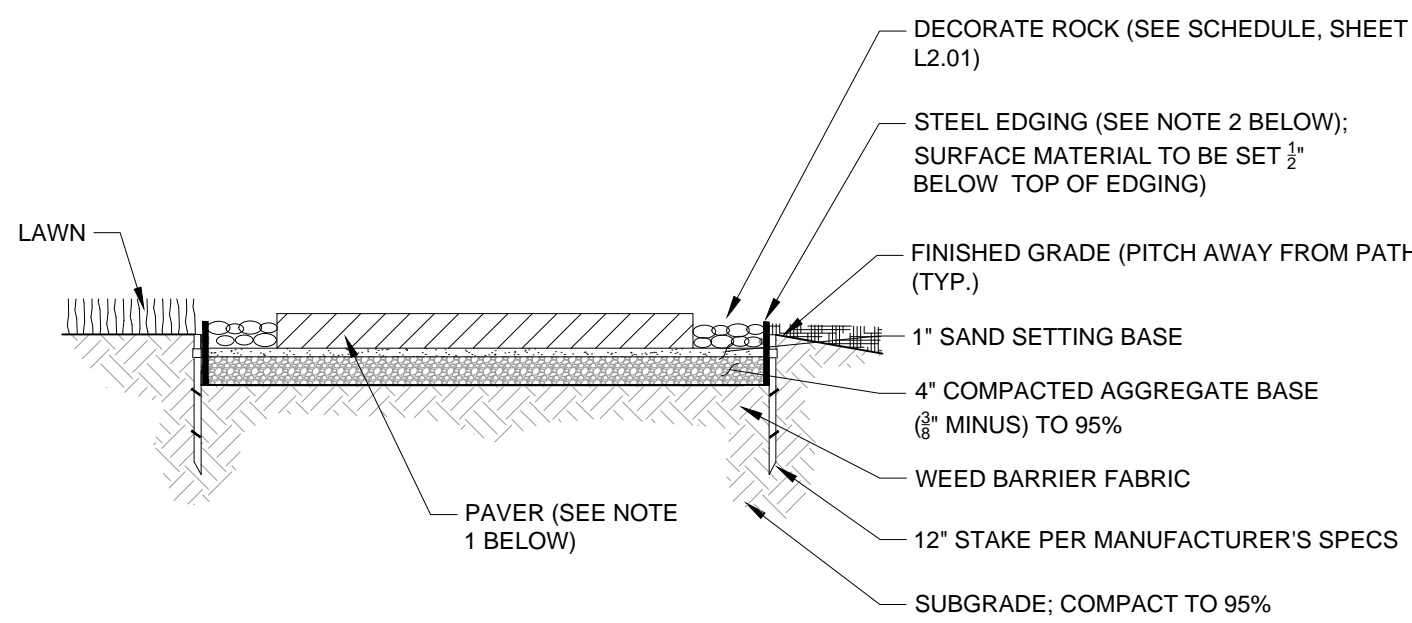


- NOTES:
1. TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

6 DETAIL: PLANT SPACING

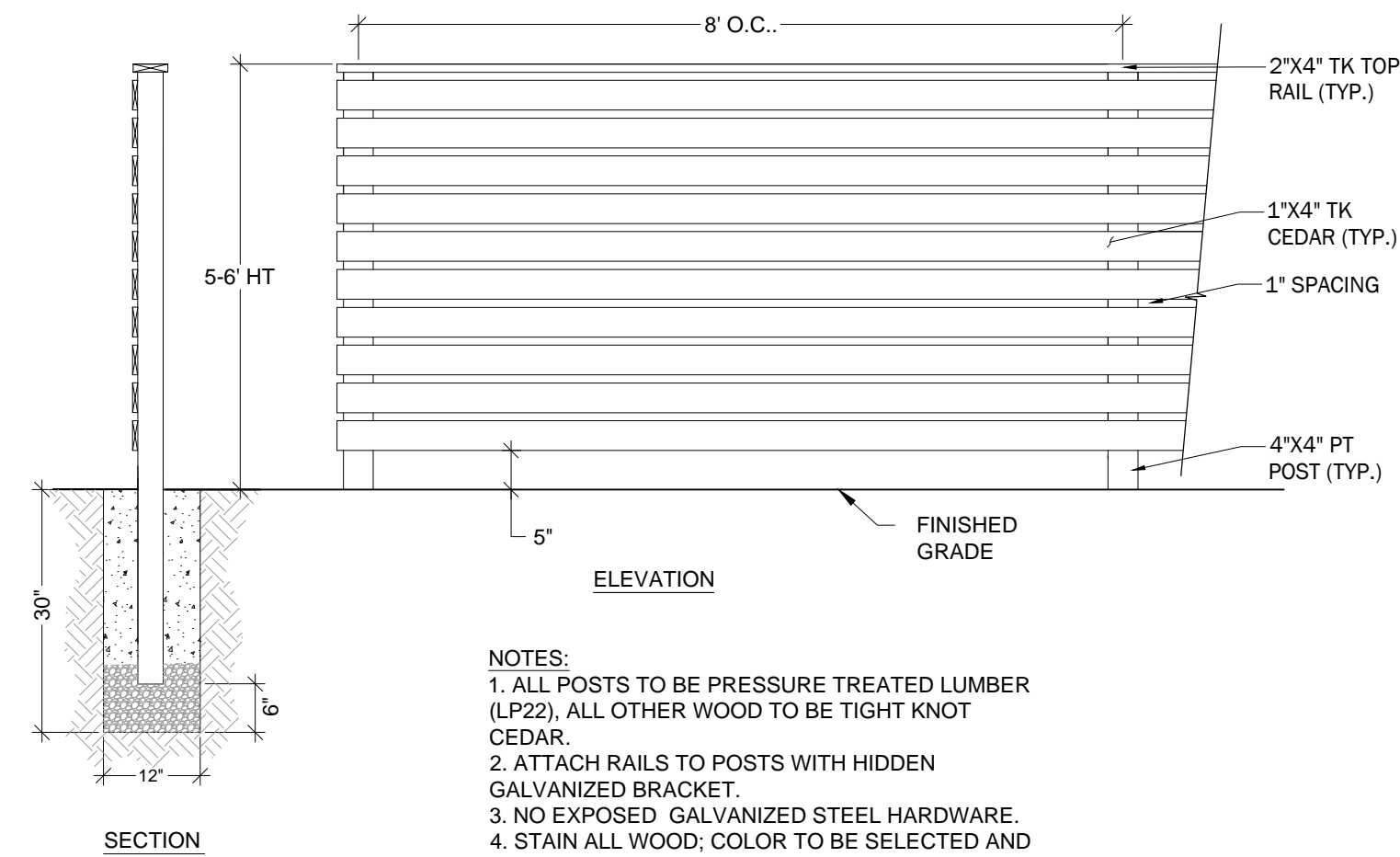
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- NOTES:
1. PAVER TO BE CONCRETE 24" X 24"; FINISH EQUAL TO SIDEWALK. SPACE AS SHOWN ON PLAN. TOP OF PAVER TO BE SET 1/2" ABOVE PATH SURFACE.
 2. LANDSCAPE EDGING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

7 DETAIL: PAVER

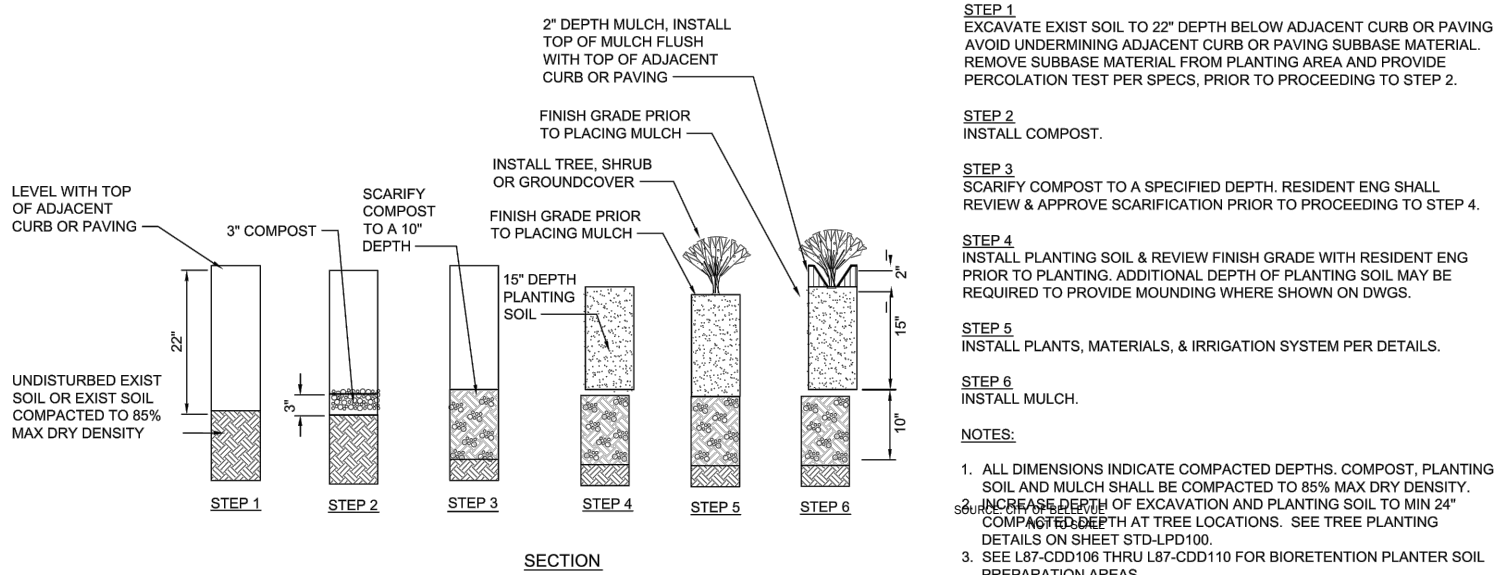
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- NOTES:
1. ALL POSTS TO BE PRESSURE TREATED LUMBER (LP22), ALL OTHER WOOD TO BE TIGHT KNOT CEDAR.
 2. ATTACH RAILS TO POSTS WITH HIDDEN GALVANIZED BRACKET.
 3. NO EXPOSED GALVANIZED STEEL HARDWARE.
 4. STAIN ALL WOOD; COLOR TO BE SELECTED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
 5. SEE DETAIL 26 FOR TOP OF WALL INSTALLATION.

8 DETAIL: FENCE

NTS



- NOTES:
1. ALL DIMENSIONS INDICATE COMPACTED DEPTHS. COMPOST, PLANTING SOIL, AND MULCH SHALL BE COMPACTED TO 95% MAX DRY DENSITY.
 2. INCREASE DEPTH OF EXCAVATION AND PLANTING SOIL TO MIN 24" COMPACT DEPTHS AT TREE LOCATIONS. SEE TREE PLANTING DETAILS ON SHEET STD-LP-0100.
 3. SEE LSI-C201/88 THRU LSI-C201/10 FOR BORETENTION PLANTER SOIL PREPARATION AREAS.

9 DETAIL - R.O.W. PLANTING AREA SOIL PREPARATION

SOURCE: CITY OF BELLEVUE

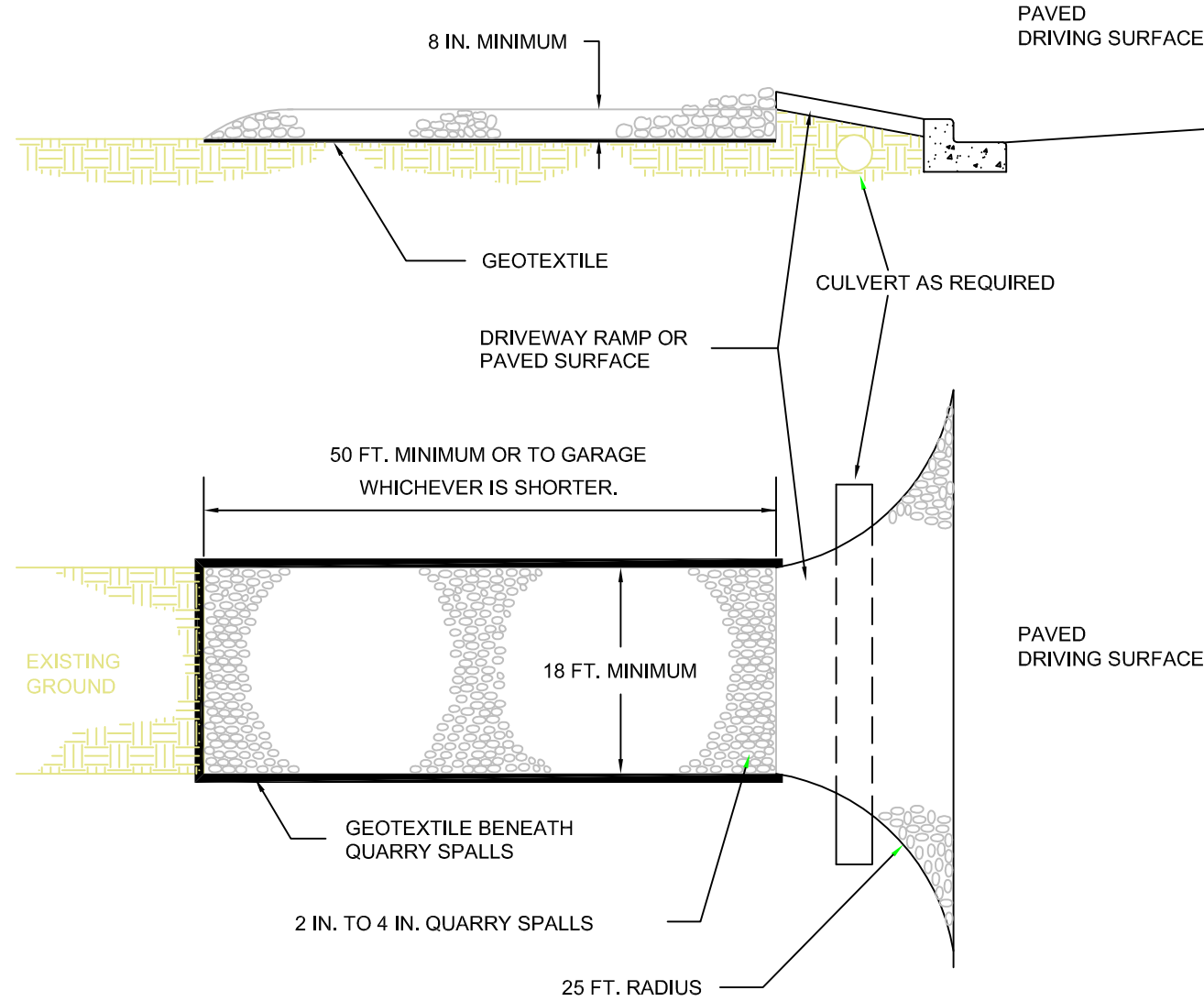
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DATE		JULY 2018		SHEET		OF	
DESIGNED		ELIZABETH CARREIRA		12.31		3	
DRAWN				PROJECT NUMBER		18108	
APPROVED		JOSHUA P. BEARD, P.L.A.					
PROJECT MANAGER		JOSHUA BEARD, P.L.A.					
REVISIONS							
NO.							
DESCRIPTION							
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SE 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 24 NORTH., RANGE 5 EAST, W.M.

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG: 811



NOTES:

- PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
- PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
- PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE AND/OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
- MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE CITY CLEARING AND GRADING INSPECTOR.



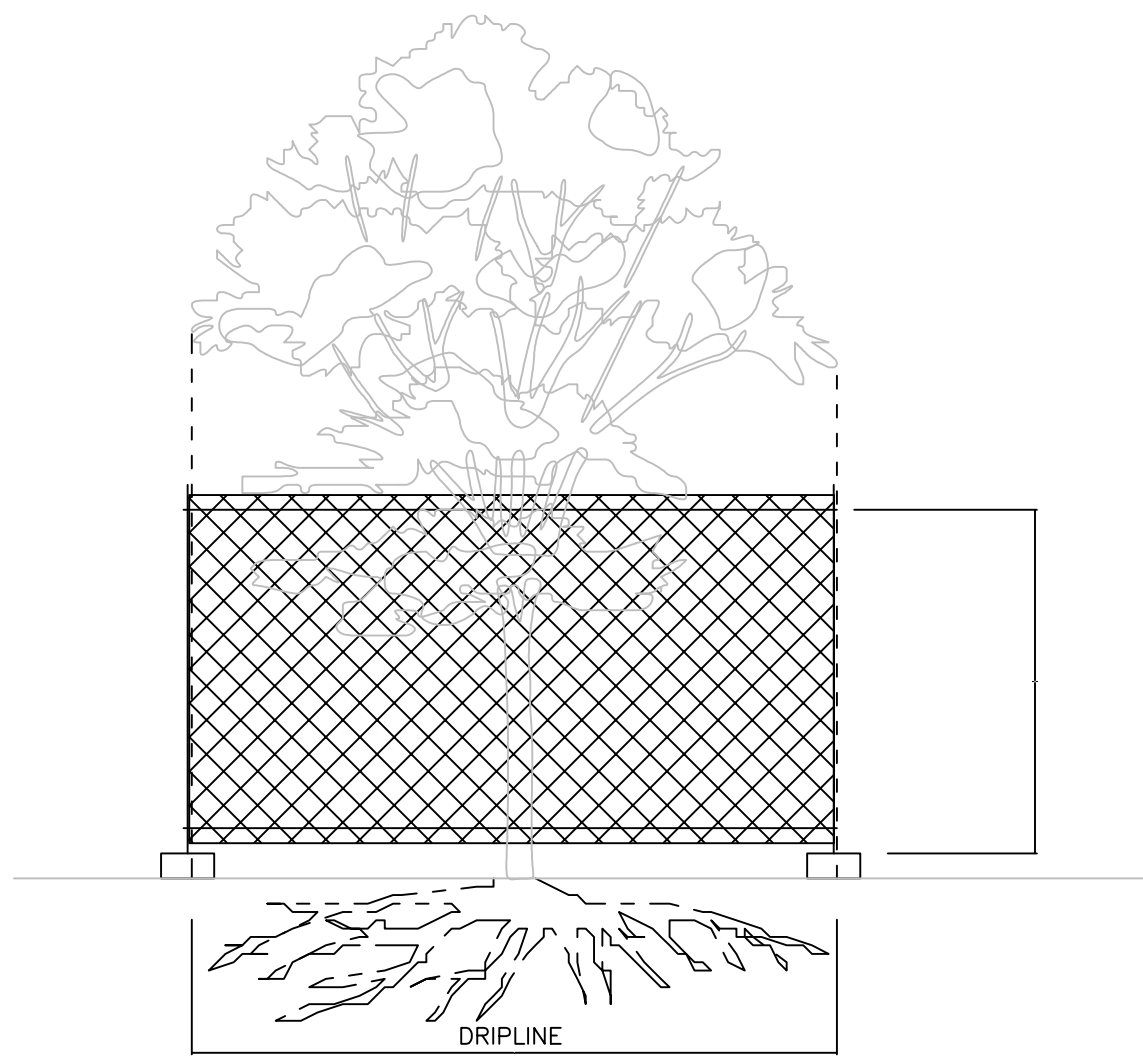
City of
Bellevue

NO SCALE

TITLE
TEMPORARY CONSTRUCTION EXIT –
SINGLE FAMILY

NO. EC-2

REV. DATE 10/2000



NOTES:

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.



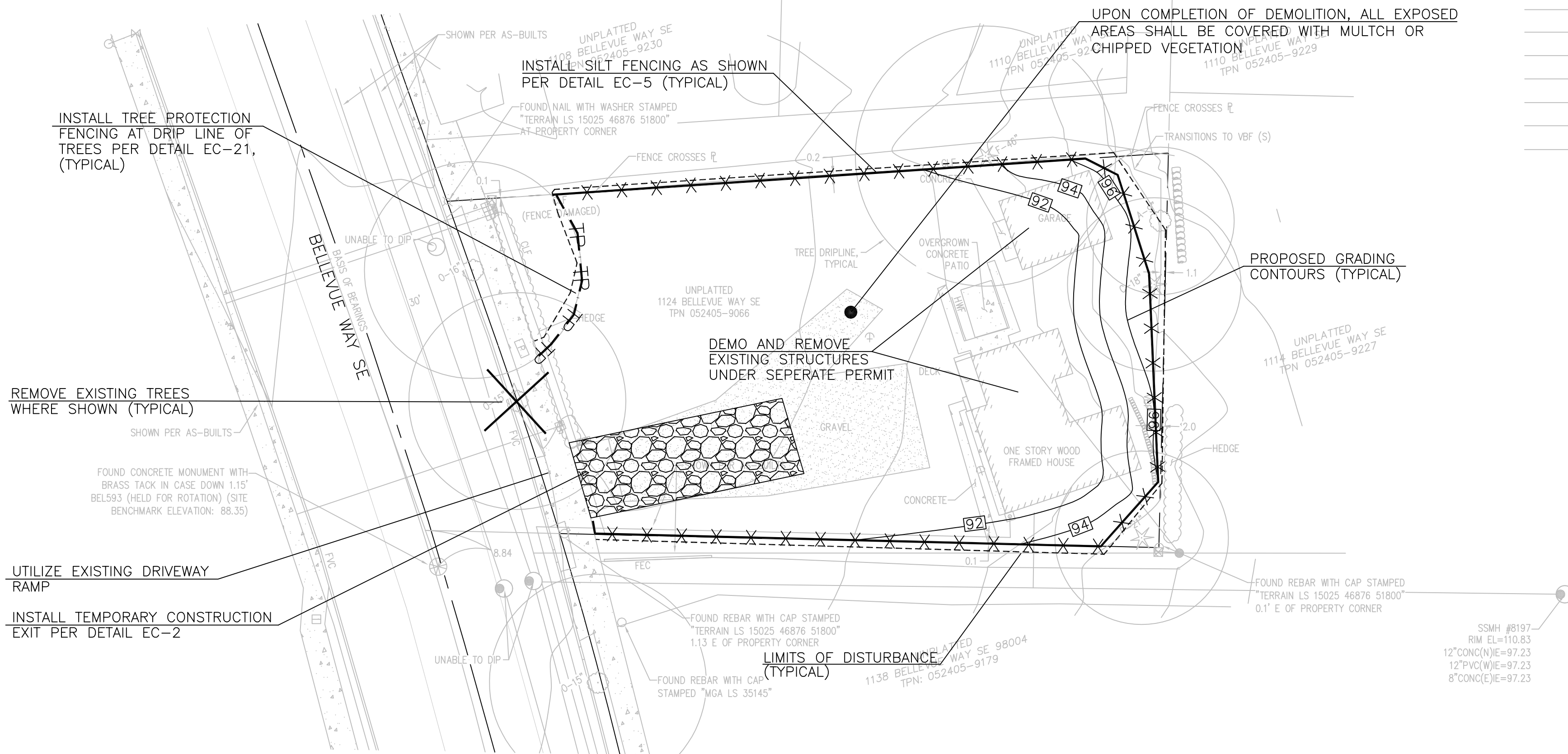
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NO SCALE

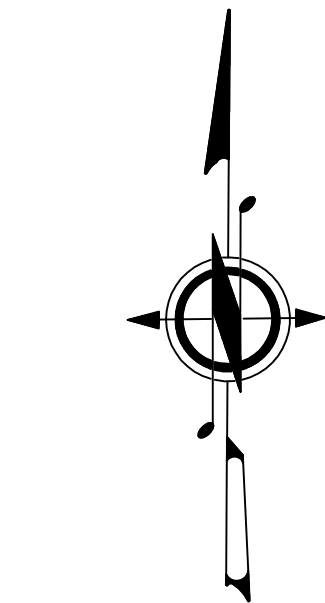
TITLE
TREE PROTECTION

NO. EC-21

REV. DATE 10/2000



ESTIMATED GRADING QUANTITIES:
CUT/EXCAVATION – 110 CU. YADS.
FILL – 20 CU. YDS.



GRAPHIC SCALE

0 10 20 40
1 inch = 20 feet

- FOUND SURVEY MONUMENT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- FOUND NAIL AND WASHER, AS NOTED
- SEWER MANHOLE
- STORM MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- HOSE BIB
- GAS VALVE
- UTILITY POLE
- GUY ANCHOR
- POWER VAULT
- POWER METER
- COMMUNICATIONS PEDESTAL
- MAILBOX
- ROCKERY
- FVC FLOWLINE VERTICAL CURB
- FEC FLOWLINE EXTRUDED CURB
- VBF VERTICAL BOARD FENCE
- HWF HOGWIRE FENCE
- CLF CHAINLINK FENCE
- CONFIR CONFIR TREE
- DECIDUOUS
- CEDAR
- FIR
- PINE
- ALDER
- OAK
- SEWER PIPE
- STORM PIPE
- WATER PIPE
- GAS LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- EDGE OF ASPHALT
- FENCE

OFFE ENGINEERS



Bellevue Way Townhouses

Anayah Homes, LLC

Clearing & Grading Plan

PROJECT

CLIENT

SHEET CONTENT

DATE 07/17/2018

JOB NO.

DWG NO.

SHEET
C1

CHECKED BY

DRAWN BY

DESIGNED BY

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DESCRIPTION

DATE

REV. NO.

07/17/2018

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WEST ELEVATION

Received
AUG 02 2018
Permit Processing